



Farmington City Planning Commission

November 21, 2019



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

November 21, 2019

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 7:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:30 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:35 1. Minutes
 2. City Council Report

SUBDIVISION

- 7:45 3. JD Tyrell/Wasatch West Contracting– (Public Hearing) Applicant is requesting a metes and bounds subdivision (lot split) creating 2 parcels, on approximately 16.08 acres of property, located at 1271 South 650 West in a LM&B (Light Manufacturing & Business) zone (S-7-19)
- 7:55 4. Ernie and Theresa Hill – Applicant is requesting a recommendation for schematic plan approval for the Theresa's Estates Subdivision consisting of 2 lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19) Continued from: November 5th, 2019
- 8:05 5. Andrew Hiller–Applicant is requesting preliminary plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) zone. (S-6-19)

OTHER BUSINESS

- 8:15 6. Miscellaneous, correspondence, etc.
 a. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted November 14, 2019

Meagan Booth
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION
November 07, 2019**

STUDY SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #3 Ernie and Theresa Hill – Requesting schematic plan approval for two lots.

The commission inquired about the future of this general area with the West Davis Corridor going in and the improvements that will be needed along Sheep Road. It was suggested that the City Engineer come to our next meeting to discuss options.

Item #4 and item #6 Phillip and Natalie Hunter – Requesting schematic approval for Hunter's Cove and recommendation on a rezone.

Both items are the same applicant so they will be heard as one item and have two motions. Next time we will see this, it will be combined with **Item #5** on the final plat, as they were able to work together.

REGULAR SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #1 Minutes

Rulon Homer made a motion to approve minutes from the October 24, 2019 Planning Commission Meeting. **Roger Child** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen presented a summary on the City Council meeting, which was held on October 29, 2019. Secondary and Accessory Dwellings in the BP Zone was approved. Plat Amendment for East Brentwood Estates Subdivision was tabled. The Moderate Income Housing Plan was approved prior to the December 1st, 2019 deadline. License agreement for parking space within the 200 E right-of-way was not approved as we do not do license agreements for that, specifically.

SUBDIVISIONS

Item #3 Ernie and Theresa Hill (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Theresa's Estates Subdivision consisting of two lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19).

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along Sheep Road. It is the DRC's recommendation that improvements only be required along the frontage of the existing home along Sheep Road, reserving the pastureland as an agricultural parcel to be developed at a later time.

Connie Deianni opened the public hearing at 7:31 PM.

John Sather (759 S Burlush Rd) questioned what would happen if we do put curb and gutter there, since it is county road. There is no development going in, therefore why are they suggesting to put in improvements?

Dave Petersen replied that at the end of Sheep Road, there will be a trail and the street will be turned into a cul-de-sac. Do we require sidewalk here? Members of staff are divided, therefore we advise our City Engineer to come in.

Shawn Beus told the applicants that he understands why they want to divide the lot into two and that will be handled, but it is wise to have our City Engineer at the meeting to discuss any improvements along the roads that will need to be completed.

Connie Deianni closed the public hearing at 7:37 PM.

Motion:

Shawn Beus made a motion that the Planning Commission table this item to allow the City Engineer to attend the November 21, 2019 meeting; regarding curb, gutter and sidewalk.

Rulon Homer seconded the motion, which was unanimously approved.

Item #4 Phillip and Natalie Hunter (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Hunter's Cove Subdivision consisting of 3 lots on 1.62 acres of property located at approximately 1605 South 200 East in the A (Agricultural) zone. (S-17-19).

The property owners Phillip and Natalie Hunter are requesting a recommendation to rezone 1.65 acres of property from A (Agriculture) to LR (Large Residential), and a recommendation for a three-lot subdivision. The existing A (Agriculture) zone on the Hunter property is a remnant designation and should be rezoned LR consistent with past city practices for similarly situated properties near UT-106. The property contains multiple zones therefore the property owners would like to consolidate it into one.

The minimum lot size required in the LR zone is 20,000 square feet. The lot sizes are Lot 101 (30,725), Lot 102 (23,032) and Lot 103 (20,584) respectively. Two of the lots in the proposed development will be accessed from the Farmington Foothill Subdivision as recommended by the Planning Commission.

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 AM.

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment for 1.65 acres of property located at 1605 South 200 East.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the surrounding properties and adjacent neighborhoods.

ZONING AMENDMENT

Item #6 Phillip and Natalie Hunter (Public Hearing) – Owner is requesting a recommendation to rezone 1.62 acre of property from A (Agriculture) to LR (Large Residential), at 1605 South 200 East. (Z-5-19)

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 PM.

Note: the public hearing was held simultaneously with the hearing for the schematic plan

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the schematic plan for Hunter's Cove Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The Final Plat shall address any outstanding issues raised by the DRC including all necessary requirements as found in the City's Subdivision Ordinance.

Greg Wall seconded the motion, which was unanimously approved.

Findings for approval:

1. The proposed subdivision is consistent with the General Plan.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

SUBDIVISION (continued)

Item #5 Todd Strong – Applicant is requesting a recommendation for Preliminary Plat approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 South 200 East in the LR (Large Residential) zone. (S-4-19).

The Planning Commission tabled this item on July 18, 2019 to allow time for the applicant to work with the Hunter family to explore the possibility of providing access to their property, which is located south of the project. The developer provided access to the Hunter Property (Hunter's Cove) and the Planning Commission recommended the City Council approve the Schematic Plan on August 22, 2019. The City Council approved the Schematic Plan on September 3, 2019.

In consideration of the two applications for Hunter's Cove and Farmington Foothills, the property owners have decided to combine both projects into one subdivision for the Final Plat. For now, the Planning Commission is reviewing the Preliminary Plat for Farmington Foothills only. The City Council recommended, "A reciprocal access agreement be required and recorded between the development and the Hunter family" and "The private access road be consistent with city standards with respect to the vertical construction." The conditions have been included below. It is the DRC's recommendation that the two subdivisions combine for Final Plat in order for all agreements/easements to be recorded at the same time, subsequently, not delaying either project.

Motion:

Rulon Homer made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. A reciprocal access agreement be required and recorded between the development and the Hunter family.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
3. **The Planning Commission must approve the waiver of sidewalk on one side of the road, the grade of the road and all driveway grades.**
4. The private access road be consistent with city standards with respect to the vertical construction.
5. Any outstanding issues raised by the DRC shall be addressed by Final Plat.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for approval:

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 3 of the City's Subdivision Ordinance.
3. The preliminary plat is consistent with the City's General Plan
4. The Planning Commission recommended the Private Road. The proposed private street providing access to the Hunter property south of the project is necessary because:
 - a. It dramatically decreases the cut and fills on the applicant's property;
 - b. It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;
 - c. It provides better fire access to both properties;
 - d. The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and
 - e. The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.

CONDITIONAL USE

Item #7 Bacon Garage Conditional Use (Public Hearing) – Applicant is requesting conditional use approval to increase the height of a detached garage from 15 feet to 17 feet at 1909 West 475 North in the AE (Agricultural Estates) zone. (C-19-19)

The applicant withdrew this application on November 7, 2019.

OTHER BUSINESS

Item #8 Miscellaneous, correspondence, etc.

- a. Discussion Item: Visionary Home Updated Elevations**
 - 1. Dave Petersen showed the Planning Commission updated drawings from Visionary Homes, the Planning Commission along with City Council would like to see some balcony or outdoor seating areas. Visionary Homes and their architect are finalizing drawings.
- b. Other**
 - 1. **Greg Wall** said that Farmington City Planning Commission was well represented at the WFRC Planning Workshop at Davis County. **Dave Petersen** added that **Mayor Talbot** was also happy to see Farmington represented so well.
 - 2. Council Chambers had a new sound system installed along with new monitors in late October.
 - 3. **Connie Deianni** congratulated **Shawn Beus** and **Amy Shumway** on their winning campaigns for City Council. It was also communicated that the December newsletter will include a notice for two open positions on the Planning Commission.

ADJOURNMENT

Rulon Homer made a motion to adjourn at **8:17 PM**. **Roger Child** seconded the motion, which was unanimously approved.

Connie Deianni, Planning Commission Chair



Planning Commission Staff Report November 21, 2019

Item 3: Subdivision by Metes and Bounds (Lot Split) – Pack Property

Public Hearing:	Yes
Application:	S-7-19
Property Address:	Approx. 1271 South 650 West
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing and Business)
Area:	16.08 acres
Number of Lots:	2
Property Owner:	Bradley D. Pack – Trustee
Agent:	JD Tyrell/Wasatch West Contracting

Request: *Applicant is requesting approval for a two-lot subdivision by metes and bounds.*

Background Information

In November of 2017, UDOT acquired 33.02 acres of property from the Pack family for the future West Davis Corridor (WDC). In so doing, UDOT did not acquire a small area approximately 0.025 acres in size, or approximately 1,126 square feet in area ($79 \times 14.25 = 1,126$), where the long west boundary of which (79 feet) abuts 650 West Street (see enclosed vicinity map/subdivision plan). This small area is currently part of a much larger 16.08-acre property presently owned by the Pack's, the remainder of which, 16.055 acres ($16.08 - 0.025 = 16.055$), is not necessary for the WDC. The purpose of the subdivision application is to separate the 0.025 acres for the future WDC.

Suggested Motion:

Move that the Planning Commission approve the proposed lot split by metes and bounds subject to all applicable Farmington City development standards and ordinances.

Findings for Approval:

1. The two-lot subdivision better enables the future West Davis Corridor (WDC) and resolves connectivity/adjacency issues related to 650 West Street---and should have been purchased by UDOT in its efforts to acquire right-of-way for the WDC.
2. The subdivision will result in a 14.25-foot-wide remnant property not reasonably cable of accommodating a building/structure even though it is located in the LM&B zone which does not have a specified minimum lot size; however, the City's Subdivision Ordinance allows for remnants

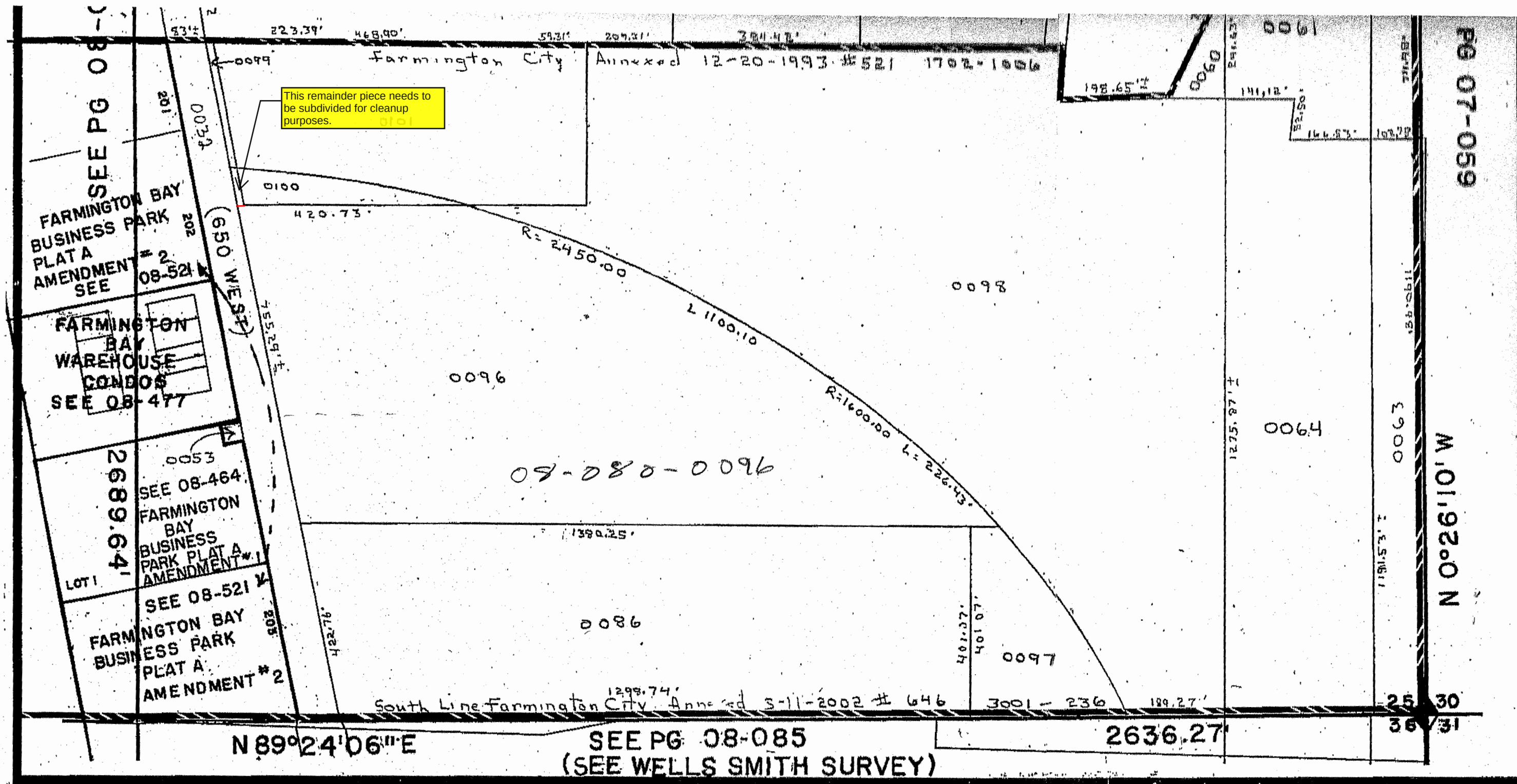
of property for public purposes, such as the WDC. Section 12-7-030 G states: "Remnants of property shall not be left in [a] subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility or public purpose".

Supplemental Information

Vicinity Map/Subdivision Plan

PG 07-059

M, 01, 92.00 N



FARMINGTON BAY STORAGE

650 WEST

LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY CITY, DAVIS COUNTY, UTAH

VICINITY MAP



DRAWING INDEX

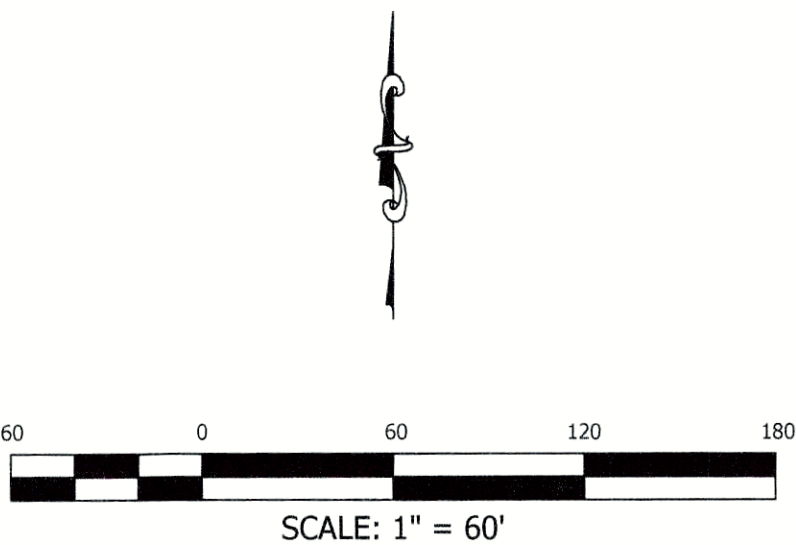
C100	COVER
C101	NOTES AND LEGEND
C200	TOPOGRAPHIC PLAN
C300	SITE PLAN
C400	GRADING PLAN
C500	UTILITY PLAN
DT100	SITE & UTILITY DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	8



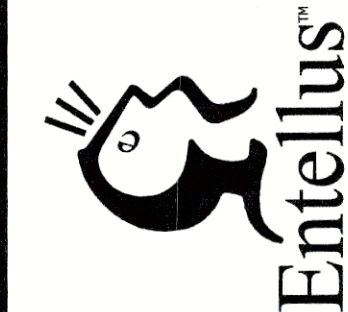
GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED..





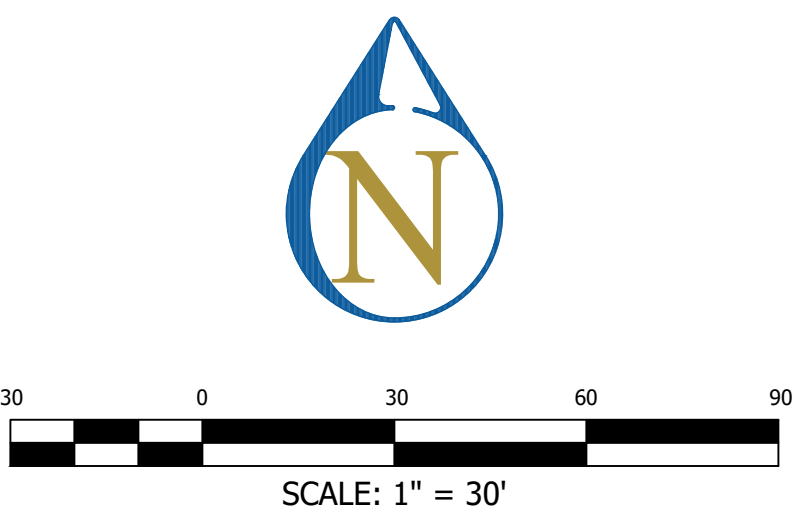
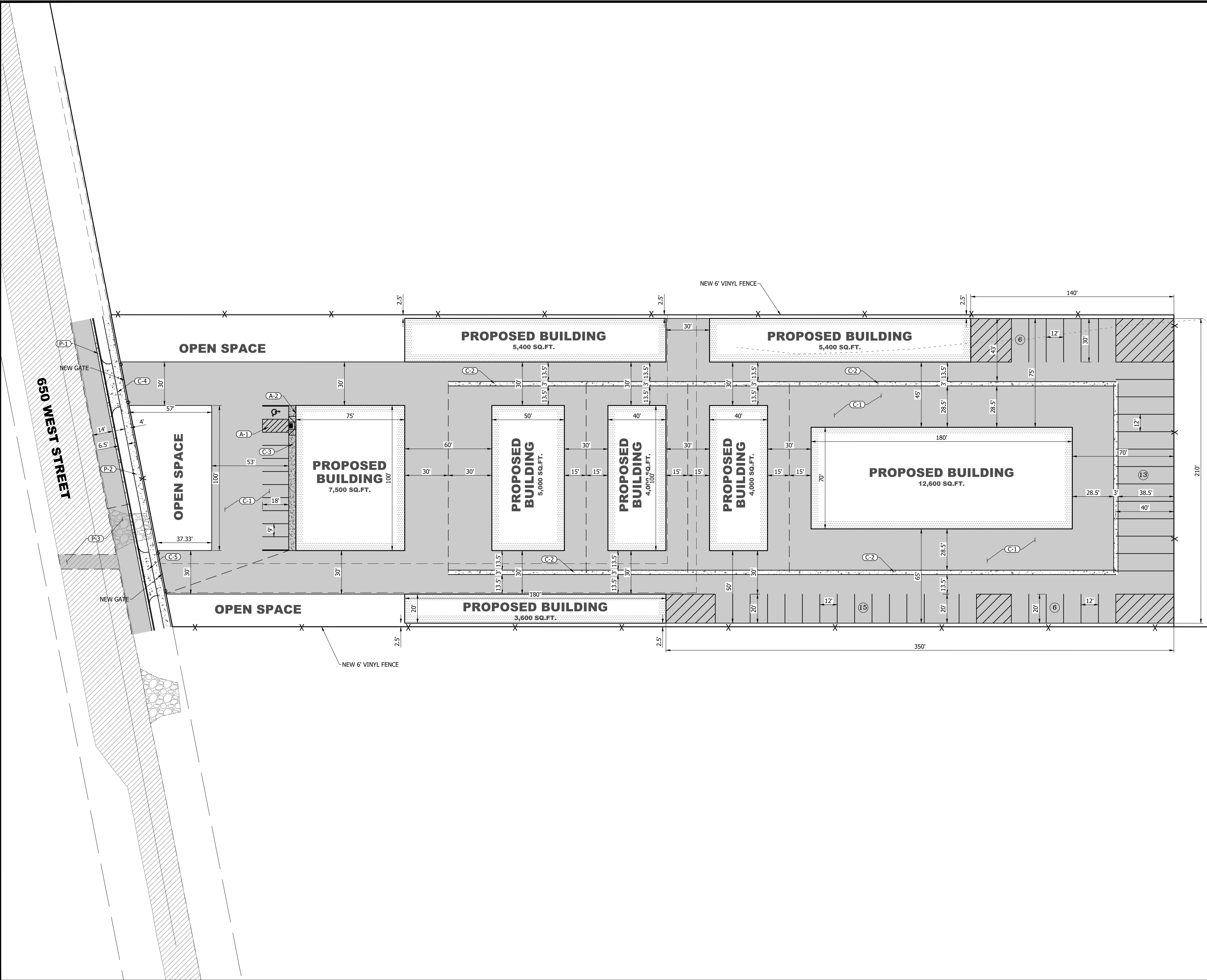
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



FARMINGTON BAY STORAGE, PH. 3

PARCEL #08-080-0096
LOCATED IN THE SE 1/4 OF SECTION 25, T. 3 N., R. 1 W., S.L.B.&M.

DRAWN: <i>JH</i>	<i>05/15/2019</i>
APPROVED: <i>VRH</i>	<i>[DATE]</i>
PROJECT:	<i>1053004</i>
<i>BOUNDARY 1053004.dwg</i>	
<i>C201</i>	
<i>BOUNDARY SURVEY</i>	



AREA TABULATION

	sq.ft.	Acres	%
BUILDING	47,500	1.09	31.07%
IMPROVEMENTS	87,971	2.02	57.54%
LANDSCAPE	17,426	0.40	11.40%
TOTAL	152,897	3.51	100.00%

PARKING CALCULATIONS

	OFFICE
BUILDING SQ. FT. (GROSS)	47,500
MANUFACTURING/INDUSTRIAL PARKING RATIO	1:1000 SQ. FT.
REQUIRED PARKING	48
REQUIRED ADA PARKING	2

SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL, SHEET DT100
 - (C-2) 36" CONCRETE WATERWAY PER DETAIL, SHEET DT100
 - (C-3) CONCRETE SIDEWALK PER DETAIL, SHEET DT100
 - (C-4) CONCRETE DRIVE APPROACH PER DETAIL, SHEET DT100
 - (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SHEET DT100
 - (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET DT100
 - (P-1) 30" CONCRETE CURB AND GUTTER REPLACEMENT PER FARMINGTON CITY STANDARDS
 - (P-2) CONCRETE SIDEWALK REPLACEMENT PER FARMINGTON CITY STANDARDS
 - (P-3) ASPHALT REPLACEMENT PER FARMINGTON CITY STANDARDS
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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Client:
Contact:
Phone #:
Address:
Email:

FARMINGTON BAY STORAGE

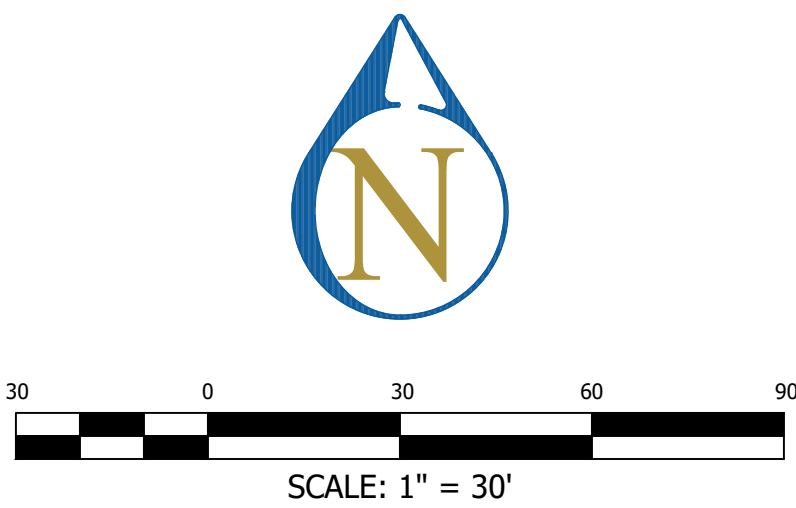
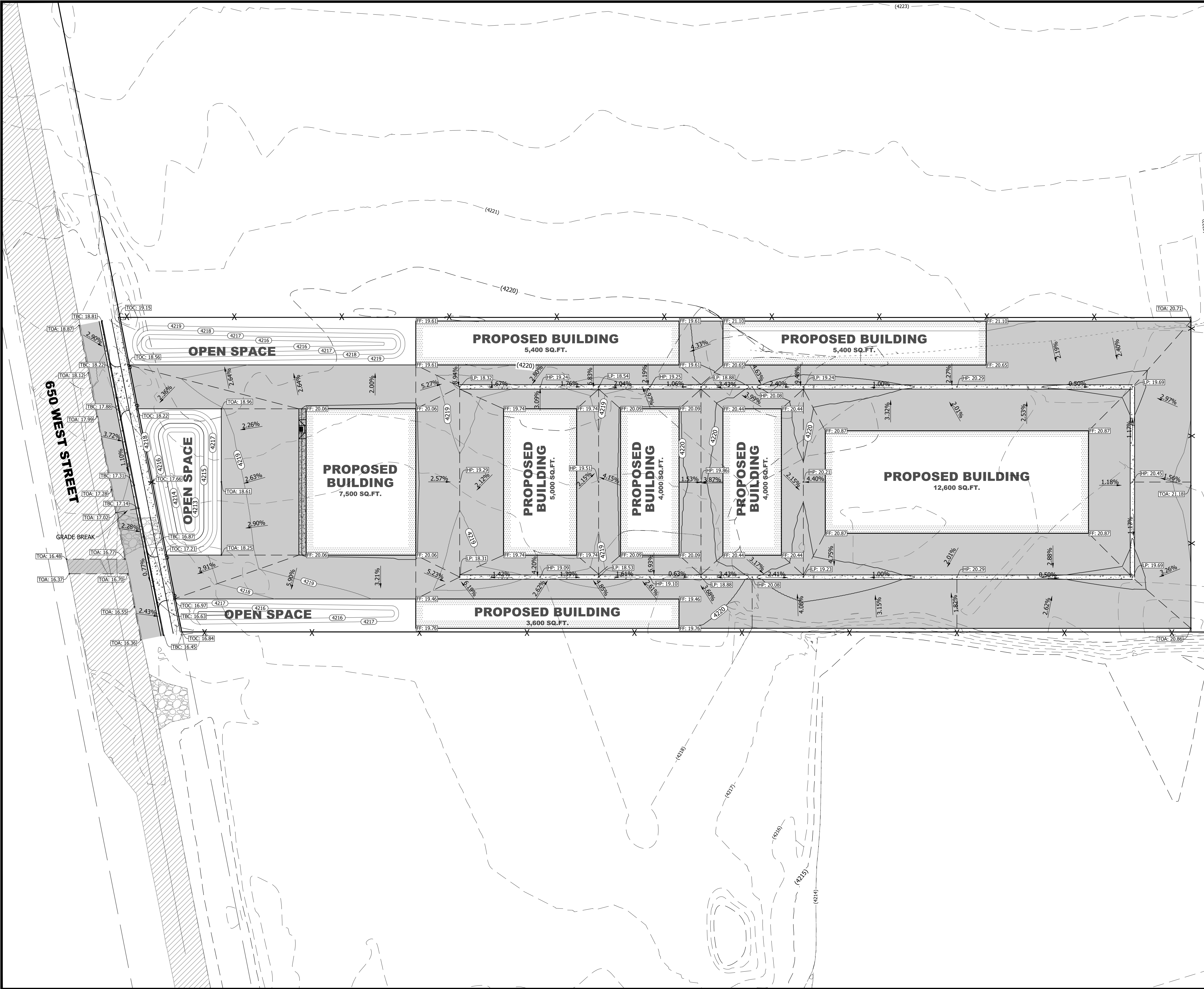
650 WEST

LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	REVISION	DATE
REV 1:		DATE
REV 2:		DATE
REV 3:		DATE
REV 4:		DATE
REV 5:		DATE
REV 6:		DATE
REV 7:		DATE
REV 8:		DATE

DRAWN: RNH 9/19/19
ENGINEER: STA 9/19/19
PROJECT #: 1053004
PLAN SET-1053004.dwg

C300
SITE PLAN



DRAINAGE CALCULATIONS

Area Analysis

Area	sq.ft.	Acres	C
Building	47,500	1.09	0.85
Improvements	91,832	2.11	0.90
Landscape	15,380	0.35	0.15
Total	154,712	3.55	0.81

100 Year Detention Calculations

NOAA Precipitation Frequency Data Server
Latitude: 40.9627° Longitude: -111.8996°
Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	7.210	6,223	213	6,010
10	5.480	9,460	426	9,034
15	4.530	11,730	639	11,091
30	3.050	15,796	1,279	14,517
60	1.890	19,576	2,557	17,019
120	1.100	22,787	5,114	17,673
180	0.753	23,399	7,672	15,727
360	0.403	25,045	15,343	9,702
720	0.239	29,707	30,687	0
1440	0.136	33,808	61,373	0

Required Detention **17,019**

Orifice Sizing

Highwater Elevation	ft
Orifice Elevation	ft
Flow	0.71 cfs
C _d	0.62 square-edge
Orifice Size	#DIV/0! in.

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Client:
Contact:
Phone #:
Address:
Email:

FARMINGTON BAY STORAGE

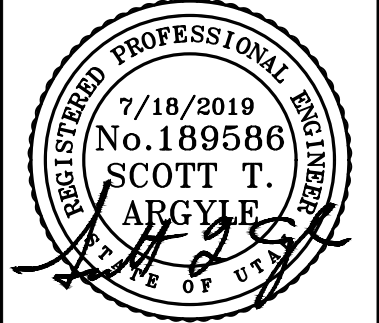
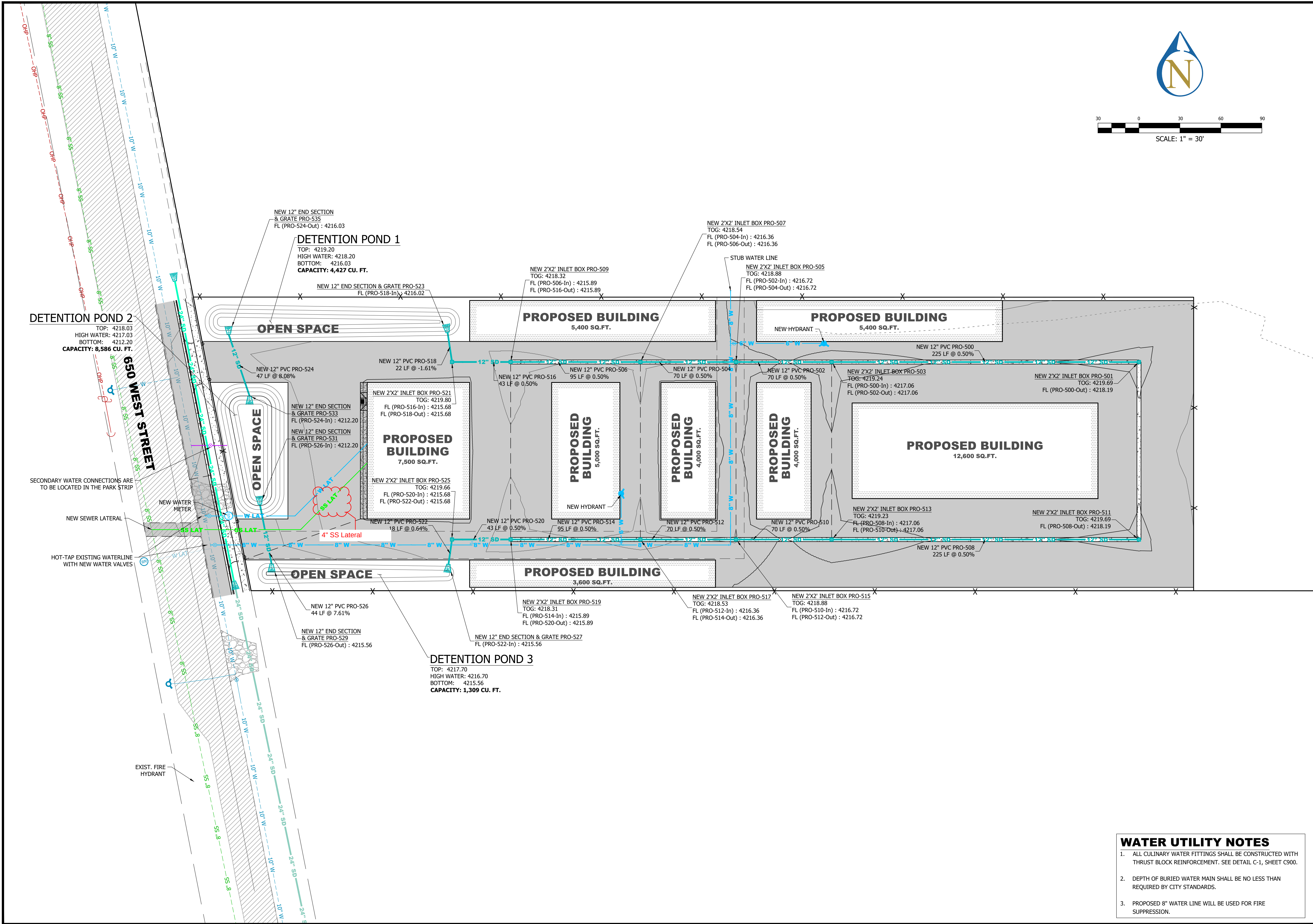
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LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY CITY, DAVIS COUNTY, UTAH

REV #	ORIGINAL	APPROVAL	DATE	REVISION	DATE
REV 1:					
REV 2:					
REV 3:					
REV 4:					
REV 5:					
REV 6:					
REV 7:					
REV 8:					

DRAWN: RNH 9/19/19
ENGINEER: STA 9/19/19
PROJECT #: 1053004
PLAN SET-1053004.dwg

C400
GRADING PLAN



Client:
Contact:
Phone #:
Address:
Email:

FARMINGTON BAY STORAGE

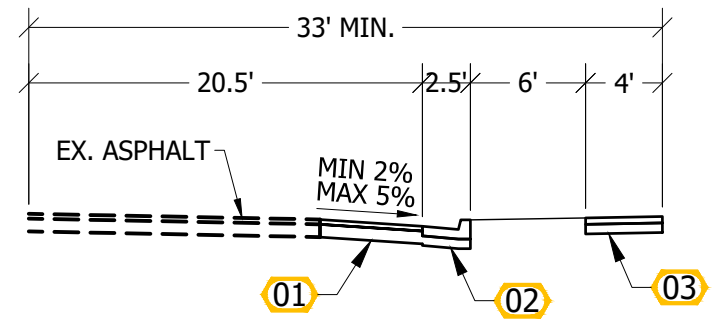
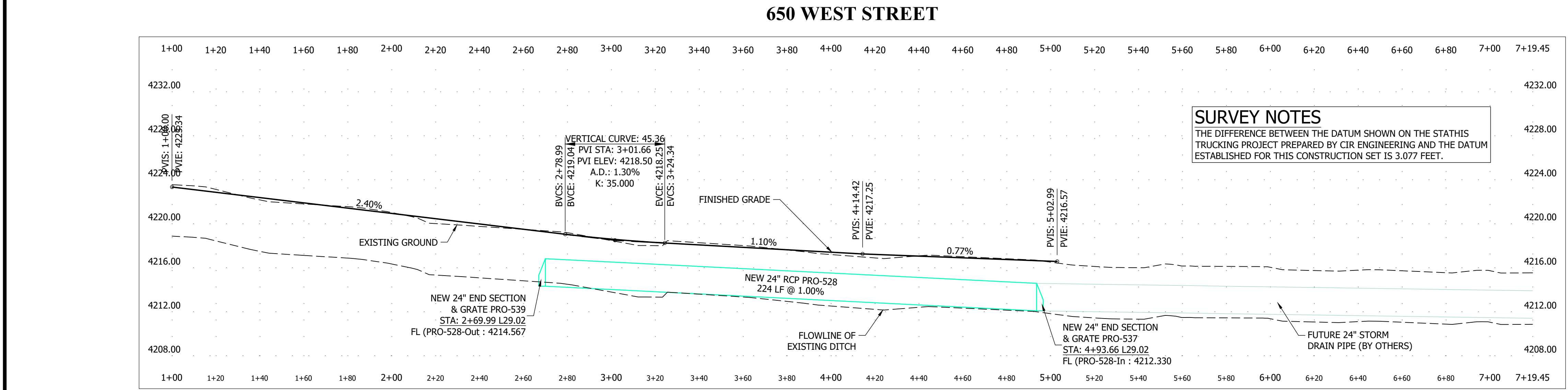
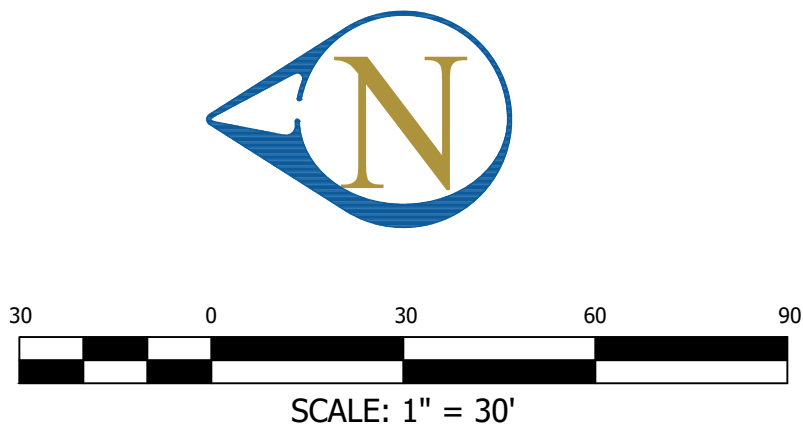
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FARMINGTON CITY CITY, DAVIS COUNTY, UTAH

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REV 4:	REVISION DATE	DATE
REV 5:	REVISION DATE	DATE
REV 6:	REVISION DATE	DATE
REV 7:	REVISION DATE	DATE
REV 8:	REVISION DATE	DATE

DRAWN: RNH 9/19/19
ENGINEER: STA 9/19/19
PROJECT #: 1053004
PLAN SET-1053004.dwg

C500
UTILITY PLAN



TYPICAL HALF-SECTION

CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.



Client:
Contact:
Phone #:
Address:
Email:

FARMINGTON BAY STORAGE

650 WEST
LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	ORIGINAL	APPROVAL	DATE	COMMENT	REVISION	DATE
REV 1:			DATE			
REV 2:			DATE			
REV 3:			DATE			
REV 4:			DATE			
REV 5:			DATE			
REV 6:			DATE			
REV 7:			DATE			
REV 8:			DATE			

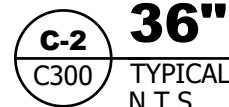
DRAWN: RNH 9/19/19
ENGINEER: STA 9/19/19
PROJECT #: 1053004
PLAN SET-1053004.dwg

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



REPLACEMENT ASPHALT SECTION

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE 36" CONCRETE WATERWAY

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE DRIVE APPROACH



ADA ACCESSIBLE RAMP

A-1
C120 SCALE: NONE

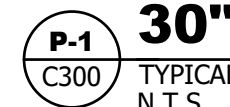
TYPICAL STREET TRENCH DETAIL

1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN



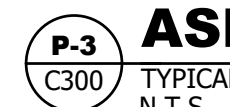
A-2 ADA WALL-MOUNTED VAN-ACCESSIBLE PARKING SIGN

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



REPLACEMENT 30" CATCH CURB & GUTTER

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



REPLACEMENT ASPHALT SECTION



**PRIVATE STORM DRAIN
2'X2' CATCH BASIN**

REF #	DRAWN: RNH	ENGINEER: STA	COMMENT	REVISION DATE
REF 1:				DATE
REF 2:				DATE
REF 3:				DATE
REF 4:				DATE
REF 5:				DATE
REF 6:				DATE
REF 7:				DATE
REF 8:				DATE

DT100

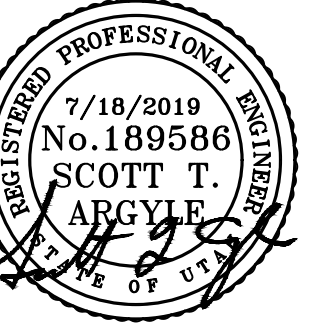
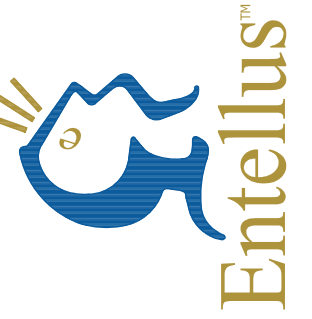
SITE & UTILITY DETAILS

FARMINGTON BAY STORAGE

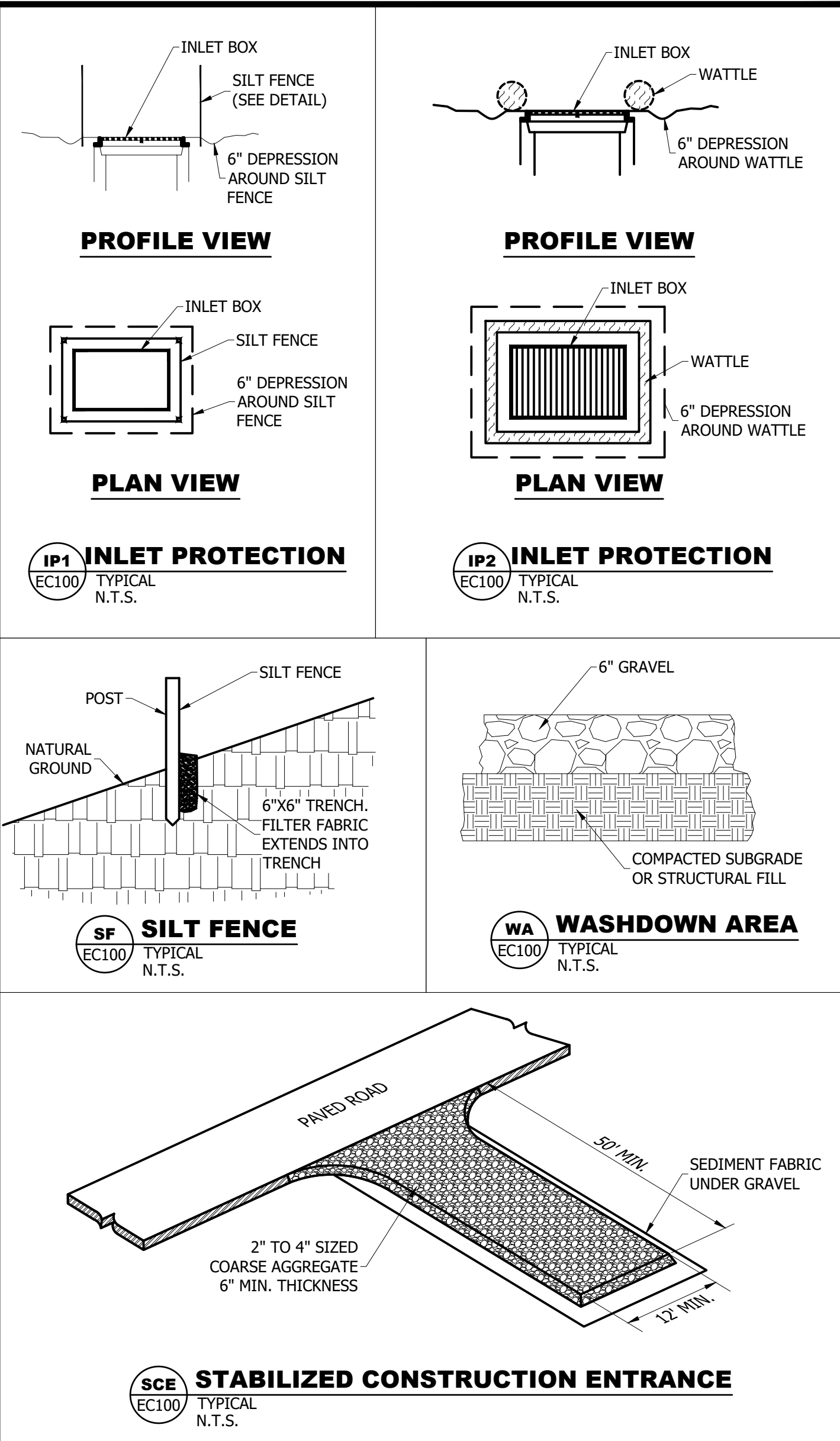
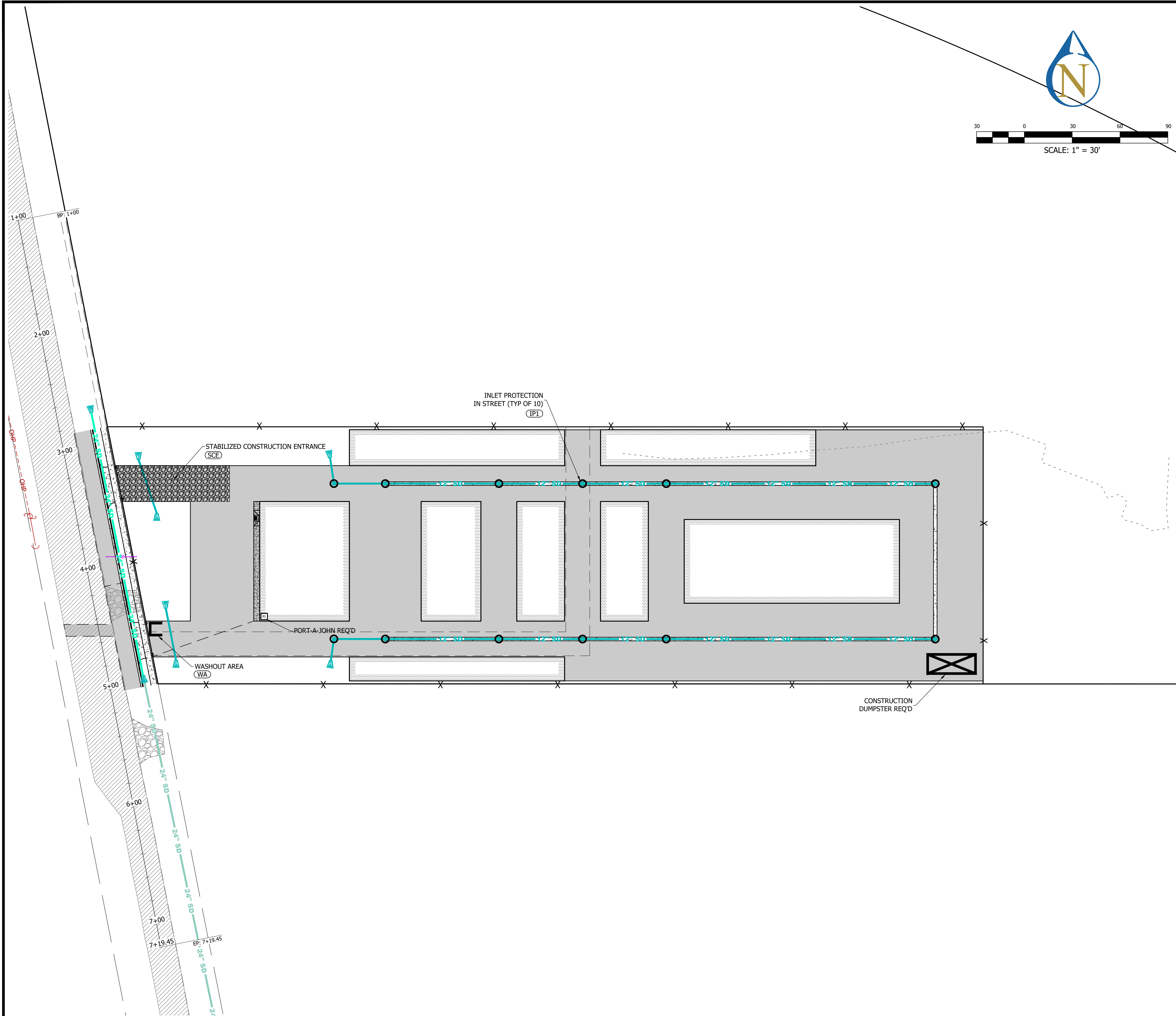
650 WEST

**LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH**

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client:
Contact:
Phone #:
Address:
Email:



CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Client:
Contact:
Phone #:
Address:
Email:

FARMINGTON BAY STORAGE

650 WEST

LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.L.B.&M.
FARMINGTON CITY CITY, DAVIS COUNTY, UTAH

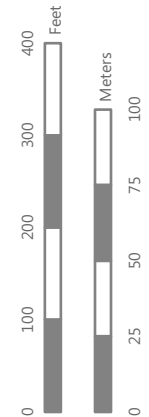
REV #	APPROVAL	DATE	REVISION	DATE
REV 1:				
REV 2:				
REV 3:				
REV 4:				
REV 5:				
REV 6:				
REV 7:				
REV 8:				

DRAWN: RNH 9/19/19
ENGINEER: STA 9/19/19
PROJECT #: 1053004
PLAN SET-1053004.dwg

EC100
EROSION CONTROL PLAN



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



FARMINGTON CITY
PARCEL 08-080-0096





Planning Commission Staff Report November 21, 2019

Item 4: Theresa's Estates Subdivision Schematic Plan

Public Hearing:	No
Application:	S-12-19
Property Address:	753 W Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (PUD)-(Agricultural Estates)
Area:	2.07 acres
Number of Lots:	2
Property Owner:	Ernest and Theresa Hill

Request: *Applicant is requesting a recommendation for schematic plan approval.*

Background Information

The Planning Commission tabled this item on November 5, 2019 to allow Planning Staff to discuss the onsite improvements with the City Engineer. The Planning Commission also wanted to invite the City Engineer, Chad Boshell to the next meeting.

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along "Sheep Road" (725 West). It is the DRC's recommendation that improvements only be required along the frontage of the existing home along "Sheep Road", reserving the pastureland as an agricultural parcel to be developed at a later time.

Suggested Motion:

Move that the Planning Commission recommend the City Council approve the schematic plan for Theresa's Estates subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant, subject to City Engineer's recommendation and approval, shall install any improvements as set forth in Section 12-5-020 of the Subdivision Ordinance.
2. The pastureland is to be designated as Parcel A with a note, "To be developed in the future, in order for this to occur, the plat must be amended to designate this parcel a building lot".

3. Any development of Parcel A requires a fully improved street “Sheep Road” adjacent to the entire frontage of the lot.
4. The applicant shall address any outstanding DRC Comments.

Findings for Approval:

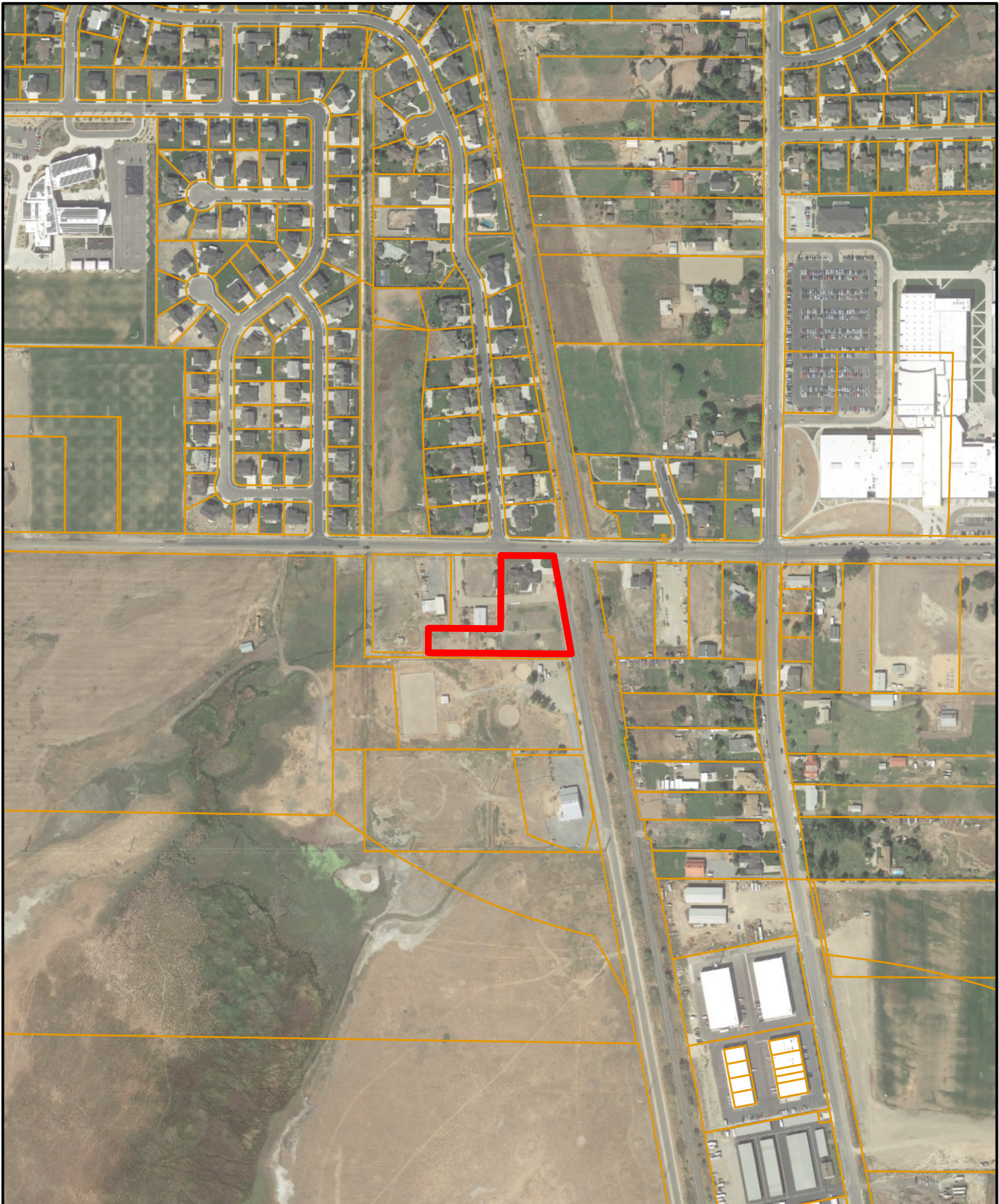
1. The lot split is minor and will be consistent with other lots in the neighborhood, as well as, the General Plan.
2. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.
3. The subdivision provides a “place marker” to guide future development of Parcel A in a manner acceptable to the city.

Supplemental Information

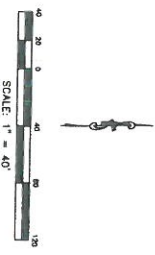
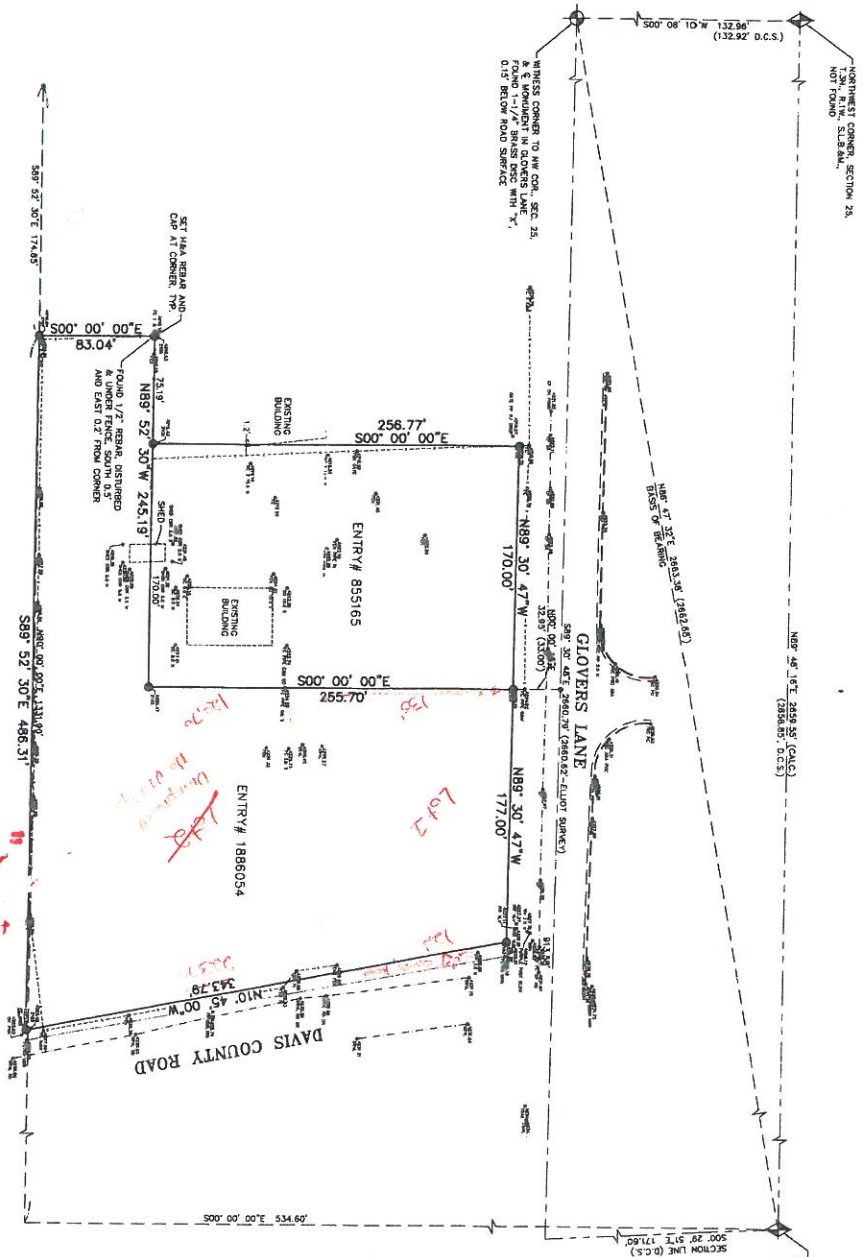
1. Vicinity Map
2. Schematic Plan

Applicable Ordinances

1. Title 12 Chapter 5 Section 020: Requirements for Minor Subdivisions
2. Title 12 Chapter 7: General Requirements for All Subdivisions



 FARMINGTON	VICINITY MAP 753 West Glovers Lane Map: 5/20/2024 10:23:23 AM 10/23/2024	0 200 400 600 800 Feet 0 50 100 150 200 Meters		Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.
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CERTIFICATE
 I, **TERESA HILL**, A PROFESSIONAL LAND SURVEYOR, ACCORDING TO THE LAWS OF THE STATE OF UTAH, HAVE SURVEYED THE ABOVE DESCRIBED LAND AND THE SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-25-17.

DESCRIPTION
 3.1 ACRES ±

ENTRY 885165
 BEGINNING AT A POINT WHICH IS SOUTH 33.16 FEET AND WEST 131.9 FEET AND SOUTH 73.19 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN GRADING BASE IS THE THENCE SOUTH 89.32°00' EAST 177.00 FEET TO THE POINT OF BEGINNING.

ENTRY 1886054
 BEGINNING AT A POINT WHICH IS SOUTH 33.16 FEET AND WEST 131.9 FEET AND SOUTH 73.19 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN GRADING BASE IS THE THENCE NORTH 89.32°00' EAST 177.00 FEET TO THE POINT OF BEGINNING.

MARKET
 THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PROPERTY LINES, THE BASE OF RECORD, AND THE BOUNDARY BETWEEN THE ADJACENT SHOWN UNITS. THE SURVEY WAS CONDUCTED ON APRIL 22, 1989 (SURVEY 00289).

LEGEND
 PROPERTY LINE
 FENCE LINE
 WALL
 ROAD CENTERLINE
 THE TO MONUMENT
 SECTION LINE
 EDGE OF PAVEMENT
 CURB, OTHER SURFACES
 PUBLIC UTILITY EXISTENT (PALE)
 SET 3/4" REBAR WITH 1/2" DIA. CEMENT (MASON CHISEL MARK)
 FOUND PROPERTY MARKER (40 MARKS)

HILL & ARGYLE, Inc.
 Engineering and Surveying
 1st North 200 West, Suite 404, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5963 Fax

SURVEY REQUESTED BY
TERESA HILL
 GLOVER LANE PROPERTY
 LOCATED IN THE SW 1/4 OF SECTION 25, T.3N., R.1W., S.L.B.&M
 FARMINGTON CITY, DAVIS COUNTY, UTAH

DATE	03/29/15
BY	TH
REV.	1
SHEET	1 OF 1
PROJECT NO.	14-143
DRAWING NAME	BOUNDARY
DATE	06-07-15
BY	TH
REV.	1
SHEET	1 OF 1



Planning Commission Staff Report November 21, 2019

Item 5: The Preserve at Farmington Creek Preliminary Plat

Public Hearing:	No
Application No.:	S-6-19
Property Address:	Approx. 90 West 675 North
General Plan Designation:	PPR-Public Private Recreation Open Space and or Parks Very Low Density LDR-Low Density Residential
Zoning Designation:	A-F (Agriculture) Foothill Overlay Zone
Area:	5.18 acres
Number of Lots:	11 lots
Applicant:	Andrew Hiller

Request: *Applicant is requesting Preliminary Plat approval.*

Background Information

Regarding this application referenced above, the Planning Commission passed a motion to recommend the City Council approve a schematic plan and rezone the property on July 18, 2019. On August 6, 2019, the City Council approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from Davis County Flood Control regarding Farmington pond and dam. Staff and the City Council are okay moving forward based thus far on the feedback from the County. The City Council has approved the Rezone and Preliminary PUD Master Plan as of October 8, 2019.

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. Existing access to the site is via 90 west across an old wood bridge over Farmington Creek. 90 west, owned by Davis County is not a dedicated right of way or an improved street, as well as does not meet the city width standards. The developer is proposing a new concrete bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access. The applicant will work with the county to dedicate the street prior to final plat.

Suggested Motion:

Move that the Planning Commission approve the Preliminary Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the city for the common areas, internal private streets, the wood bridge etc.
3. Davis County must dedicate 90 feet as a public right of way.
4. The "remainder parcel not approved for development" will be a landlocked parcel. The intent of the parcel must be shown or land deeded to adjacent property owners prior to final plat.
5. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
6. Issues related to the FEMA flood plain shall be resolved prior to consideration of the final plat, which includes but is not limited to CLOMR (Conditional Letter of Map Revision) by FEMA.
7. Any outstanding DRC issues shall be addressed prior to Final Plat.

Findings:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the unique and beautiful environmentally sensitive area next to Farmington Creek, and an existing historic building found on site.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.
4. Access will be improved at this location.
5. Schematic Plan approval enables Davis County to take the necessary steps as they consider the flood control permit for this application. Safety for Farmington Citizens and the protection of personal property is a top priority for the city.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat

Applicable Ordinances

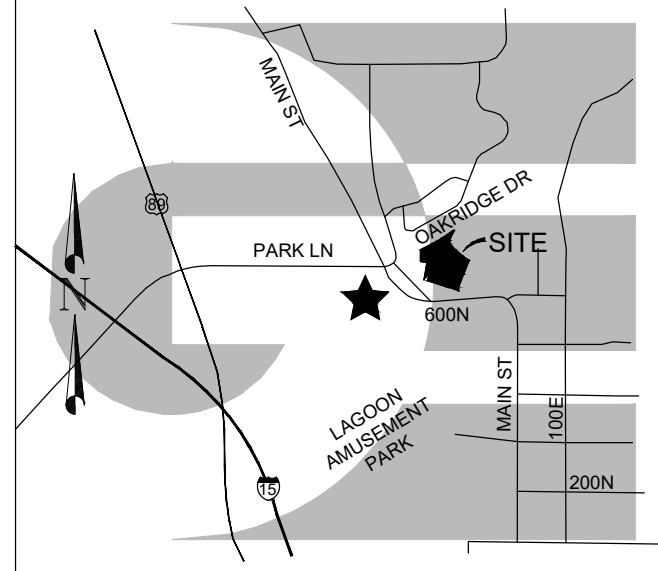
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 30 – Foothill Overlay Zone



PRELIMINARY PLAT NOT TO BE RECORDED
THE PRESERVE AT FARMINGTON CREEK P.U.D.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH

November 2019

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

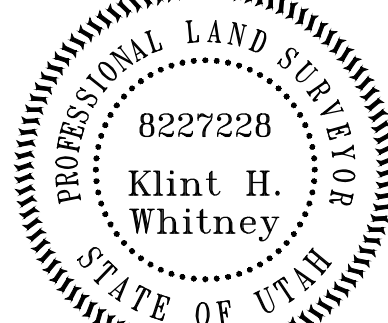
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
BEGINNING AT A POINT ON THE EAST LINE OF LOT 36 BAYVIEW HEIGHTS PLAT C BEING LOCATED NORTH 00°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 71°21'22" EAST 242.32 FEET; THENCE NORTH 41°52'24" EAST 78.29 FEET; THENCE NORTH 27°47'39" EAST 169.75 FEET TO THE SOUTHWEST CORNER OF LOT 41 BAYVIEW HEIGHTS PLAT E; THENCE ALONG THE SOUTH LINE OF SAID LOT 41 NORTH 58°01'19" EAST 65.88 FEET; THENCE SOUTH 41°50'51" EAST 11.03 FEET; THENCE SOUTH 29°04'03" WEST 98.39 FEET; THENCE SOUTH 08°58'11" WEST 71.72 FEET; THENCE SOUTH 41°46'19" EAST 110.98 FEET; THENCE SOUTH 50°17'07" EAST 120.49 FEET; THENCE SOUTH 42°18'45" EAST 16.62 FEET; THENCE SOUTH 56°51'52" EAST 74.29 FEET; THENCE SOUTH 21°50'31" WEST 359.65 FEET; THENCE SOUTH 07°59'29" EAST 46.58 FEET; THENCE NORTH 68°07'30" WEST 91.85 FEET; THENCE NORTH 51°29'35" WEST 25.00 FEET; THENCE SOUTH 38°30'25" WEST 14.00 FEET; THENCE NORTH 71°41'41" WEST 300.38 FEET; THENCE NORTH 08°09'22" WEST 118.06 FEET; THENCE NORTH 08°54'19" EAST 103.19 FEET; THENCE NORTH 77°46'41" WEST 80.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE EAST LINE OF SAID LOT 36 NORTH 00°16'50" WEST 66.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.179 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.

KLINT H. WHITNEY, PLS NO. 8227228



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE PRESERVE AT FARMINGTON CREEK P.U.D.

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARMINGTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS TO BE MAINTAINED BY (NAME OF HOA) WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL PRIVATE STREET EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED AS PRIVATE STREET TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES AND GRANT AND DEDICATE TO CENTRAL DAVIS SEWER DISTRICT A TWENTY FOOT PERPETUAL SEWER EASEMENT CENTERED ON THE SEWER LINES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SEWER UTILITY SERVICE LINES, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO FARMINGTON CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL AND OPEN SPACE PURPOSES AND ALSO DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2019.

PRINTED NAME, TITLE

SIGNATURE, DATE
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, 2019, personally appeared before me BRADSHAW FARM LLC, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of BRADSHAW FARM LLC, and that said document was signed by him/her in behalf of said _____ Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

NARRATIVE

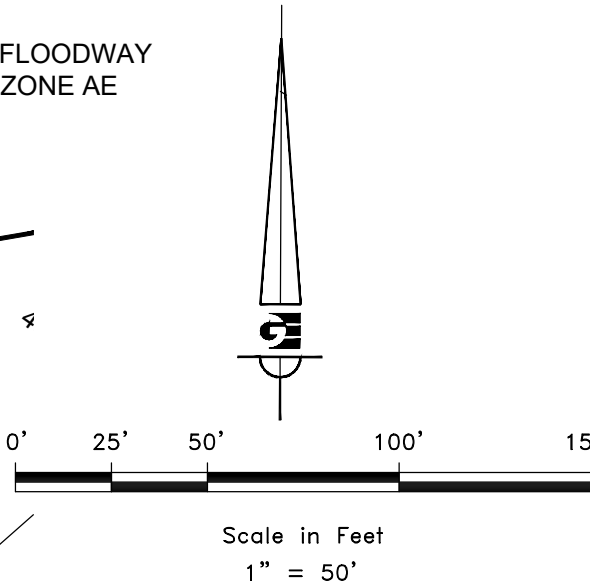
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DEVELOPER
ANDREW HILLER
801-725-2474
1288 WEST ATRIUM COURT
FARMINGTON UTAH, 84025



DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____
DAVIS COUNTY RECORDER
BY: _____
DEPUTY RECORDER



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
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- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

NOTES

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- REMAINDER PARCEL TO BE QUIT CLAIMED BY ADJACENT PROPERTY LOT OWNERS IN BAYVIEW HEIGHTS SUBDIVISION BEFORE FINAL PLAT APPROVAL. IN AN EVENT THAT LAND IS NOT SOLD THE AREA WILL BE INCLUDED AS COMMON OPEN SPACE AND PLAT WILL BE UPDATED ACCORDINGLY BEFORE FINAL PLAT APPROVAL.

OWNERS CONSENT TO RECORD

I, THE _____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO THE RECORDING OF THIS DOCUMENT.
SIGNED THIS _____ DAY OF _____, 2019.

OWNER

FARMINGTON CITY PLANNING COMMISSION

APPROVED BY THE FARMINGTON CITY PLANNING COMMISSION,

SIGNED THIS _____ DAY OF _____, 2019.

CHAIRMAN

FARMINGTON CITY ENGINEER

APPROVED BY THE FARMINGTON CITY ENGINEER,

SIGNED THIS _____ DAY OF _____, 2019.

CITY ENGINEER

FARMINGTON CITY ATTORNEY

APPROVED BY THE FARMINGTON CITY ATTORNEY,

SIGNED THIS _____ DAY OF _____, 2019.

CITY ATTORNEY

FARMINGTON CITY APPROVAL

APPROVED BY THE FARMINGTON CITY COUNCIL,

SIGNED THIS _____ DAY OF _____, 2019.

ATTEST:
TITLE: _____

MAYOR

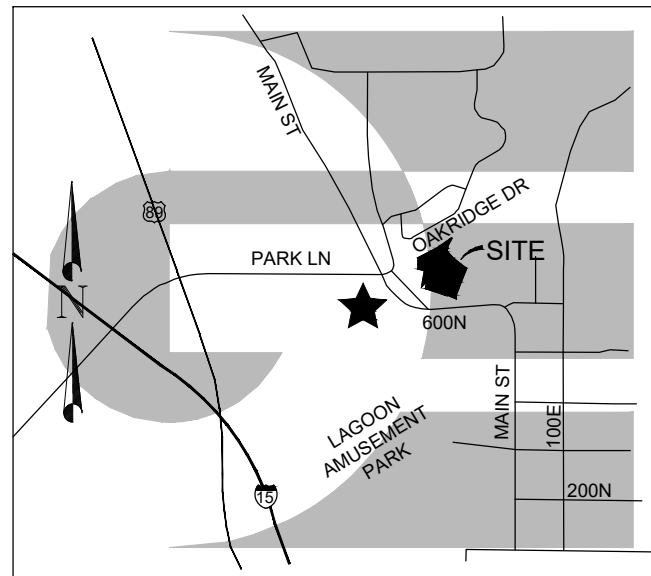
R:\020 - HILLER, ANDREW\SURVEY\GARDNER, HILLER SUBDIVISION-DCR KHAW.DWG

PRELIMINARY PLAT NOT TO BE RECORDED
THE PRESERVE AT FARMINGTON CREEK P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH

November 2019

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF LOT 36 BAYVIEW HEIGHTS PLAT C BEING LOCATED NORTH 00°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE NORTH 71°21'22" EAST 242.32 FEET, THENCE NORTH 41°52'24" EAST 78.29 FEET, THENCE NORTH 27°47'39" EAST 160.75 FEET TO THE SOUTHWEST CORNER OF LOT 41 BAYVIEW HEIGHTS PLAT E, THENCE ALONG THE SOUTH LINE OF SAID LOT 41 NORTH 56°01'19" EAST 65.88 FEET, THENCE SOUTH 41°50'51" EAST 11.03 FEET, THENCE SOUTH 29°04'03" WEST 98.39 FEET, THENCE SOUTH 08°58'11" WEST 71.72 FEET, THENCE SOUTH 41°46'19" EAST 110.98 FEET, THENCE SOUTH 50°17'07" EAST 120.49 FEET, THENCE SOUTH 42°18'45" EAST 16.62 FEET, THENCE SOUTH 56°51'52" EAST 74.29 FEET, THENCE SOUTH 21°50'31" WEST 359.69 FEET, THENCE SOUTH 07°59'29" EAST 46.58 FEET, THENCE NORTH 68°07'35" WEST 91.85 FEET, THENCE NORTH 51°29'35" WEST 25.00 FEET, THENCE SOUTH 38°30'25" WEST 14.00 FEET, THENCE NORTH 71°41'41" WEST 300.38 FEET, THENCE NORTH 08°09'22" WEST 118.06 FEET, THENCE NORTH 09°54'19" EAST 103.19 FEET, THENCE NORTH 77°46'41" WEST 80.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36, THENCE ALONG THE EAST LINE OF SAID LOT 36 NORTH 00°16'41" WEST 66.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.178 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2019.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE PRESERVE AT FARMINGTON CREEK P.U.D.

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARMINGTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS TO BE MAINTAINED BY (NAME OF HOA) WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL PRIVATE STREET EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED AS PRIVATE STREET TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES AND GRANT AND DEDICATE TO CENTRAL DAVIS SEWER DISTRICT A TWENTY FOOT PERPETUAL SEWER EASEMENT CENTERED ON THE SEWER LINES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SEWER UTILITY SERVICE LINES, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO FARMINGTON CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL AND OPEN SPACE PURPOSES AND ALSO DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS ____ DAY OF ____, 2019.

PRINTED NAME, TITLE

SIGNATURE, DATE
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this ____ day of ____, 2019, personally appeared before me BRADSHAW FARM LLC, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the ____ of BRADSHAW FARM LLC, and that said document was signed by him/her in behalf of said ____ Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said ____ acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

NARRATIVE

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DEPUTY RECORDER ____

DEVELOPER
ANDREW HILLER
801-725-2474
1268 WEST ATRIUM COURT
FARMINGTON UTAH, 84025



LEGEND

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OWNER

FARMINGTON CITY
PLANNING COMMISSION

APPROVED BY THE FARMINGTON CITY
PLANNING COMMISSION,
SIGNED THIS ____ DAY OF ____, 2019.

CHAIRMAN

FARMINGTON CITY ENGINEER
APPROVED BY THE FARMINGTON CITY
ENGINEER,
SIGNED THIS ____ DAY OF ____, 2019.

CITY ENGINEER

FARMINGTON CITY ATTORNEY
APPROVED BY THE FARMINGTON CITY
ATTORNEY,
SIGNED THIS ____ DAY OF ____, 2019.

CITY ATTORNEY

FARMINGTON CITY
APPROVAL

APPROVED BY THE FARMINGTON CITY
COUNCIL,
SIGNED THIS ____ DAY OF ____, 2019.

ATTEST:

TITLE:

MAYOR

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

CITY ENGINEER

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